

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Twin Falls County Planning and Zoning Commission upon said requests:

A CONDITIONAL USE LAND DIVISION (Z2024-0099) by John A. Silvers on property consisting of approximately sixty-nine point zero five (69.05) \pm acres located in Section 07, Township 11 South, Range 20 East, and addressed approximately 3395 North 4572 East, Murtaugh, Idaho. The property is located in the Murtaugh Area of Impact and is located in the Mixed Use Zone and Agricultural Zone. The intent is to divide off approximately one point zero four (1.04) \pm acres for a future home site.

A CONDITIONAL USE (Z2024-0103) by Bill Lewis and Rocky Mountain Agronomics on property consisting of an approximately three point eight (3.8) \pm acres and three point five four (3.54) \pm acres for a total of seven point three four (7.34) \pm acres located in Section 10, Township 10 South, Range 16 East B.M., and being addressed approximately 21300 Highway 30, Filer, Idaho in the Agricultural Zone and Commercial Zone. The intent is to operate an agricultural support business for the storage, sale, and distribution of agricultural inputs.

A CONDITIONAL USE After-the-Fact (Z2024-0106) by Dean Zimmers on property consisting of approximately nineteen point seven (19.7) \pm acres located in Section 21, Township 09 South, Range 14 East, and addressed approximately 1149 East 4325 North, Buhl, Idaho in the Rural Residential Zone. This is a request for approval of a three thousand two hundred (3,200) square foot accessory building that has been constructed.

A CONDITIONAL USE LAND DIVISION (Z2024-0107) by Jim Kimball on property consisting of approximately seventy-nine point five (79.5) \pm acres located in Section 27, Township 10 South, Range 15 East, and addressed approximately 1825 East 3700 North, Buhl, Idaho in the Agricultural Zone. The intent is to divide off approximately three point zero (3.0) \pm acres for future home site.

A CONDITIONAL USE (Z2024-0108) by Sherman Young and Quin Young on property consisting of approximately one hundred fifty-five point seven (155.7) \pm acres located in Section 12, Township 10 South, Range 16 East B.M., and being addressed approximately 21446 Highway 30, Twin Falls, Idaho in the Agricultural Zone and Commercial Zone. The intent is to obtain a conditional use on two (2) acres of the parcel to operate an office building and a processing/packaging facility.

A CONDITIONAL USE After-the-Fact (Z2024-0110) by Meridian Floral on property consisting of approximately one point eight seven (1.87) \pm acres located in Section 33, Township 11 South, Range 18 East B.M., and being addressed approximately 3533 East 3000 North, Kimberly, Idaho in the Agricultural Zone. The intent is to construct a three thousand (3,000) square foot greenhouse for the growing of plants to sell.

A CONDITIONAL USE (Z2024-0104) by RE Financial, Inc. (Orton Rock Subdivision) on property consisting of approximately two point three two (2.32) \pm acres located in Section 36, Township 10 South, Range 17 East, and addressed approximately 3585 North 3230 East, Kimberly, Idaho in the Rural Residential Zone. The intent is to create a two (2) lot subdivision.

A PRELIMINARY PLAT (Z2024-0105) by RE Financial, Inc. (Orton Rock Subdivision) on property consisting of approximately two point three two (2.32) \pm acres located in Section 36, Township 10 South, Range 17 East, and addressed approximately 3585 North 3230 East, Kimberly, Idaho in the Rural Residential Zone. The intent is to create a two (2) lot subdivision.

Other Item(s):

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Twin Falls County Planning and Zoning Commission at the hour of 12:00 noon on the 10th day of September 2024 at County West Building in the Planning and Zoning meeting room, 630 Addison Avenue West, Suite 1100 Twin Falls, Idaho upon said requests. The Planning and Zoning Commission will conduct business and hear staff presentations on the applications to be heard on September 12, 2024.

NOTICE IS FURTHER GIVEN that applicant presentations, and public testimony will be heard at the public hearing on September 12, 2024 at the hour of 6:30 pm at the County West Building in the Planning and Zoning meeting room, 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho. Testimony will be limited to three (3) minutes for individuals and fifteen (15) minutes for preapproved group representatives. Group representative spokesperson will be allowed only after approval by the Chairman of the Commission issued at least three (3) days before the oral hearing.

Requests to appear as a spokesperson should be filed in writing with the Planning and Zoning office no later than the close of business, September 3, 2024. A complete description of each request is on file with the Office of the Planning and Zoning Administrator and available upon request. Any and all persons may register their comments, protests or agreements on the subjects being considered.

Written materials or comments must be submitted by the close of business September 3, 2024 to the Office of the Planning and Zoning Administrator at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho. Any person needing special accommodations to participate in the above noticed hearing should contact Twin Falls County Planning and Zoning Office by September 3, 2024.

Dated this 14th day of August, 2024

Alexander K. Reed
Chairman
Planning and Zoning Commission
Twin Falls County

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

Tuesday, August 20, 2024

Twin Falls County Planning and Zoning Commission

Public Hearing Agenda

September 10, 2024 12:00 Noon
And
September 12, 2024 6:30 pm

Business:

Approval of Minutes: August 6 and 8, 2024

Approval of Written Decisions: August 8, 2024

1. **A FINAL PLAT (Z2024-0101)** by Brian and Renee Avram- Avram Point Subdivision

Tabled Items:

Items:

1. **A CONDITIONAL USE LAND DIVISION (Z2024-0099)** by John A. Silvers
2. **A CONDITIONAL USE (Z2024-0103)** by Bill Lewis and Rocky Mountain Agronomics
3. **A CONDITIONAL USE After-the-Fact (Z2024-0106)** by Dean Zimmers
4. **A CONDITIONAL USE LAND DIVISION (Z2024-0107)** by Jim Kimball
5. **A CONDITIONAL USE (Z2024-0108)** by Sherman Young and Quin Young
6. **A CONDITIONAL USE After-the-Fact (Z2024-0110)** by Meridian Floral
7. **A CONDITIONAL USE (Z2024-0104)** by RE Financial, Inc. (Orton Rock Subdivision)
8. **A PRELIMINARY PLAT (Z2024-0105)** by RE Financial, Inc. (Orton Rock Subdivision)

Other Item(s):

Any person needing special accommodations to participate in the above noticed hearing should contact Twin Falls County Planning and Zoning Office by September 3, 2024 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.